



## **HOLLISTER PLANNING COMMISSION AGENDA**

**Regular Meeting**  
**December 15, 2022**  
**6:00 PM**

**CITY OF HOLLISTER**  
CITY COUNCIL CHAMBERS, CITY HALL  
375 FIFTH STREET  
HOLLISTER, CA 95023  
(831) 636-4360  
[www.hollister.ca.gov](http://www.hollister.ca.gov)

### **NOTICE TO PUBLIC**

Persons who wish to address the Planning Commission are asked to complete a Speaker's Card and give it to the Secretary before addressing the Planning Commission. Those who wish to address the Planning Commission on an Agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the Agenda will be heard under the Public Input Section of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press \*9. After hearing audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion.

### **PUBLIC PARTICIPATION NOTICE**

**The public may watch the meeting via live stream at:**

**Community Media Access Partnership (CMAP) at:**  
<http://cmaptv.com/watch/>

or

**City of Hollister YouTube Channel:**  
[https://www.youtube.com/channel/UCu\\_SKHetqbOiiz5mH6XgpYw/featured](https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured)

**Public Participation:** The public may attend meetings.

**NOTICE:** The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Hollister utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing may not be available at all meetings.)

If you wish to make a public comment remotely during the meeting, please use the zoom registration link below:

[https://us02web.zoom.us/webinar/register/WN\\_hZ20360mT2K5cwGULj-LeA](https://us02web.zoom.us/webinar/register/WN_hZ20360mT2K5cwGULj-LeA)

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners: David Huboi, Kevin Henderson,  
Roxanne Stephens, Luke Corona, Steven Belong

**VERTIFICATION OF AGENDA POSTING** Friday, December 9, 2022 at 9:51 AM

**APPROVAL OF MINUTES** November 17, 2022

**PUBLIC INPUT**

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. Speaker cards are available in the lobby, and are to be completed and given to the Secretary before speaking. When the Secretary calls your name, please come to the podium, state your name and city for the record, and speak to the City Planning Commission. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press \*9. Each speaker will be limited to three (3) minutes with a maximum of 30 minutes per subject. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

**PUBLIC HEARINGS**

1. **Minor Subdivision 2018-3 Extension** – Alan Brookshire – The applicant is requesting a one-year extension to Minor Subdivision 2018-3 to subdivide an approximately 4,410 SF lot into three separate lots. Lot 1 is proposed a 1,302 SF, Lot 2 at 1,488 SF, and Lot 3 at 1,620 SF. The project site is located at 221 Hawkins Street in the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 056-091-002. CEQA: To be determined.

2. **Minor Subdivision 2018-6, Site & Architectural Review 2018-23 Extension** – Wright Thirteen, LLC – The applicant is requesting an extension for approved Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 to subdivide a 13.19-acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The approval includes Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage, and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.
3. **Zoning Ordinance Amendment 2022-3** – City of Hollister – Amendments to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a New Chapter – Residential Design Standards. CEQA: Categorically Exempt.

#### **NEW BUSINESS**

1. **Affordable Housing Presentation** – City of Hollister – Accept an informational presentation from Housing Coordinator, Jamila Saqqa, regarding affordable housing within the City of Hollister's jurisdiction.
2. **City of Hollister 2023 Planning Commission Calendar** – The City of Hollister's Planning Division Staff is requesting that the Planning Commission receive, review, and approve the Planning Commission Meeting Calendar for the year 2023.

#### **OLD BUSINESS**

#### **PLANNING DEPARTMENT REPORTS**

#### **PLANNING COMMISSION REPORTS**

#### **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Hollister's Planning Division at (831) 636-4360. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 2.102-35. 104 ADA Title II].

Materials related to an item of this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the City Clerk's office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (closed between 12:00 and 1:00 p.m.). Materials are also available at the Development Services Department office located 339 Fifth Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (closed between 12:00 p.m. and 1:00 p.m.).

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable 17 and/or videotaped or photographed. Recent Planning Commission meetings may also be viewed at [www.CMAP.com](http://www.CMAP.com) and periodically on Cable Channel 17.

The next Planning Commission Meetings are scheduled as follows:

Planning Commission Study Session – Thursday, January 12, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, January 26, 2023 at 6:00 p.m.